

CITY OF DELTA, UTAH  
PLANNING & ZONING COMMISSION MEETING  
JANUARY 12, 2012

PRESENT

Vance Bishop  
Linda Beard  
Alan Johnson  
Steven Pratt  
Linda Sorensen  
Roger Zeeman

Chairman  
Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member

ABSENT

Rand Crafts  
Tom Stephenson

Commission Member  
Commission Member

ALSO PRESENT

Alan Riding  
Karen Johnson  
Todd Anderson  
Roger Ashby

Zoning Officer  
Planning & Zoning Secretary  
City Attorney  
Representative for Kyle Ashby

Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building and on the Utah Public Notice website and provided to the Millard County Chronicle/Progress and to each member of the Planning Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held December 8, 2011 were presented for consideration and approval. Following review, Commission Member Roger Zeeman MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 8, 2011, as presented. The motion was SECONDED by Commission Member Steven Pratt. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson, Steven Pratt, Linda Sorensen and Roger Zeeman voting in favor and no one voting against.

The proposed minutes of a Planning & Zoning Commission Meeting held December 20, 2011 were presented for consideration and approval. Following review, Commission Member Alan Johnson

MOVED to approve the minutes of the Planning & Zoning Commission Meeting held December 20, 2011, as presented. The motion was SECONDED by Commission Member Linda Sorensen. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson, Steven Pratt, Linda Sorensen and Roger Zeeman voting in favor and no one voting against.

### BUSINESS

#### KYLE ASHBY: REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A SMALL USED AUTO DEALERSHIP AT APPROXIMATELY 300 WEST MAIN STREET

Chairman Bishop asked Zoning Officer Alan Riding for any comments or recommendations regarding the request for conditional use permit. Zoning Officer Riding felt that, with the agreement of the property owner to allow use of adequate off street parking spaces, the dealership should work in that location. City Attorney Todd Anderson indicated that his only concern is that adequate off street parking be available.

Roger Ashby advised Commission Members that his son had asked him to attend the meeting to respond to any questions Commission Members may have. Chairman Ashby noted that one of the conditions placed on any dealership is that all "for sale" vehicles must be parked off the street. Mr. Ashby indicated that the plan was to have three or four vehicles on the lot at any time, with a maximum of five or six vehicles. Commission Member Linda Sorensen noted that it is required that at least three parking spaces be designated for the automobile dealership, that proper signage must be in place, and they must have an official office address.

Commission Member Steven Pratt noted that he had measured the parking area being considered and found that there would be room for approximately thirteen parking stalls on each side of the lot, with an approximate twenty feet between the rows of stalls. Commission Member Steven Pratt requested that a stipulation be included in the conditional use permit that no vehicles parked so as to block the sidewalk and that Mr. Ashby be required to have an automobile dealer license from the state. Commission Member Pratt also noted that our ordinance requires that an automobile dealership provide customer parking equal to ten percent of the area used for vehicle sales.

Following extensive discussion of the amount of parking to be required, Commission Member Steven Pratt MOVED to approve the conditional use permit requested by Kyle Ashby for operation of a small used automobile dealership on property located at approximately 300 West Main Street, with the following conditions: 1) Mr. Ashby obtain an automobile dealer license from the State of Utah; 2) No parking on the street; 3) Provide a letter of agreement from the property owner providing a minimum of six, and a maximum of thirteen, parking spaces, to comply with the Delta City parking regulations, provided for use by the dealership, when 3,575 square feet of the building is vacant; 4) No parking of vehicles on the sidewalk; 5) When any future business license application for the property is received, the zoning officer would have discretion to refer those applicants to the


Planning & Zoning Commission for designation of the number of parking spaces which must be provided for those businesses. The motion was SECONDED by Commission Member Alan Johnson. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson, Steven Pratt, Linda Sorensen and Roger Zeeman voting in favor and no one voting against.

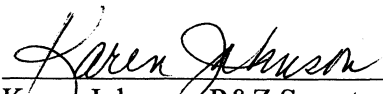
CHAIRMAN VANCE BISHOP: ELECTION OF VICE-CHAIRMAN FOR PLANNING & ZONING COMMISSION

Chairman Bishop noted that we are working on providing some by-laws for the commission to adopt, which requires that we elect a vice chairman to act in the absence of the chairman. Commission Member Roger Zeeman nominated Commission Member Linda Sorensen to serve as vice chairman. Commission Member Alan Johnson seconded the nomination. Chairman Bishop asked if there were any other nominations. There being none, he called for a vote. Commission Member Linda Sorensen was elected as vice chairman to serve until a change is made in the appointment of the chairman.

Commission Member Steven Pratt MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Linda Beard. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson, Steven Pratt, Linda Sorensen and Roger Zeeman voting in favor and no one voting against.

Chairman Bishop declared the meeting adjourned at 7:40 p.m.

  
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VANCE BISHOP, Chairman

  
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Karen Johnson, P&Z Secretary

MINUTES APPROVED: P&Z 02-09-12